




Solicitors & Estate Agents
0131 524 9797

10/16 Western Harbour Breakwater

NEWHAVEN, EDINBURGH, EH6 6PZ



WESTERN HARBOUR BREAKWATER

Newhaven, Edinburgh



HIGHLY DESIRABLE FOURTH FLOOR APARTMENT SITUATED WITHIN THE POPULAR NEWHAVEN AREA OF EDINBURGH

Newhaven is a popular residential area situated to the North of Edinburgh City Centre. The area comprises a wide variety of property styles, including stone built tenement properties built around the turn of the century, detached villas with private gardens and a number of modern developments.

A few moments away, Leith waterfront provides a host of café's galleries and Michelin starred restaurants. Each year the Leith Arts Festival provides a vibrant mixture of art and music from around the world. Great Junction Street provides more extensive facilities including the usual banking, building society and post office services. If this isn't enough there is also a local Asda store and even Ocean Terminal Shopping Centre to accommodate for a vast variety of shopping needs.

A number of open air recreational facilities are within easy reach of the area. The Royal Botanic Gardens, a number of public parks, and the picturesque village and harbour of Newhaven always provide pleasant destinations of an afternoon walk. Portobello and Cramond beaches are also within easy reach.

Regular bus services run to and from the city centre and surrounding areas, all from a stop within the development itself.

WESTERN HARBOUR BREAKWATER

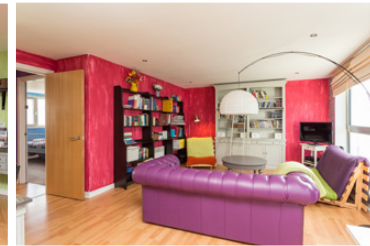
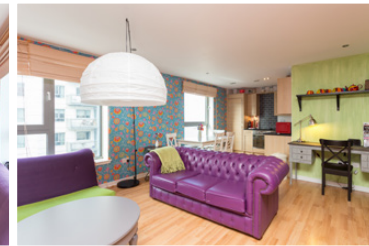
A bright, two bedroom apartment

INTERNALLY THIS ACCOMMODATION IS IN EXCELLENT DECORATIVE ORDER

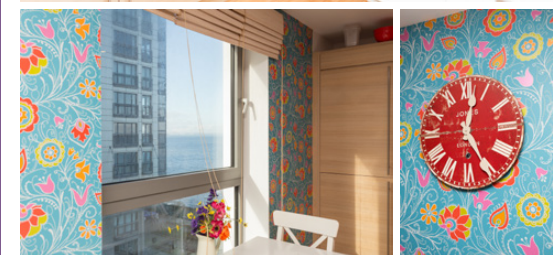
An excellent opportunity has arisen to acquire this highly desirable two bedroom fourth floor apartment, well situated within the popular Newhaven area of Edinburgh. Viewing of this property is highly recommended.

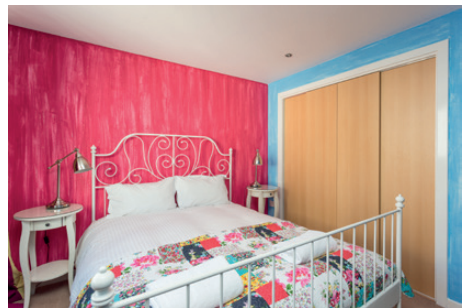
Internally this accommodation is in excellent decorative order, while briefly comprising; entrance hallway with two double storage cupboards, one of which is used as a utility cupboard, a bright and spacious, partially tiled lounge/kitchen/diner, benefiting from an integrated ceramic four hob/oven, extractor hood, fridge/freezer, dishwasher, under-unit lighting, a master bedroom with double built-in wardrobes, a storage cupboard and a three piece, partially tiled en-suite shower-room with double shower cubicle, extractor fan and medicine cabinet, a second double bedroom with double built-in wardrobes and a three piece, partially tiled bathroom, benefiting from an over-head shower, chrome heated towel rail and extractor fan.

This property also benefits from; secure video entry system, electric heating, full double glazing, a lift which takes you directly down to the secure under-ground parking, with remote control entry, more than adequate on-street parking to accommodate for visitors and communal garden grounds surrounding the property, including a well maintained court yard to the rear.

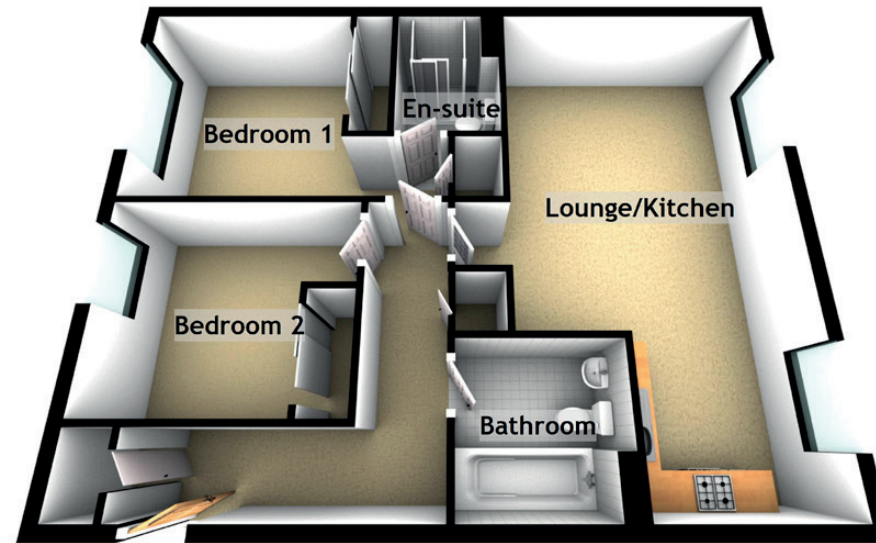


*"...a bright and spacious,
partially tiled lounge/
kitchen/diner, benefiting from
an integrated ceramic four
hob/oven, extractor hood,
fridge/freezer, dishwasher,
under-unit lighting..."*





THE SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	7.52m (24'8") x 4.06m (13'4")
Bedroom 1	4.48m (14'8") x 3.27m (10'9")
En-suite	2.18m (7'2") x 1.61m (5'3")
Bedroom 2	3.51m (11'6") x 2.97m (9'9")
Bathroom	2.21m (7'3") x 2.19m (7'2")

Gross internal floor area (m²) - 67m²

EPC Rating - C

Extras
(Included in the sale)

Sold fully furnished, including; furniture, blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.






McEwan Fraser Legal
 Solicitors & Estate Agents

Part
Exchange
Available



Text and description
SEAN NICOL
 Surveyor



Professional photography
PHILIP STEWART
 Photographer



Layout graphics and design
REBECCA DALE
 Senior Designer

Tel. 0131 524 9797 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk